

Lot 57

£12,000 per annum exclusive

52-54 North Bridge Street, Fauldhouse, Bathgate, West Lothian EH47 9AY

Heritable Retail and Office Investment



Key Details

- Town Centre location close to Bathgate Railway Station
- Asset Management Opportunities
- Retail unit with Office accommodation
- Nearby occupiers include Boots the Chemist, Aldi, M&Co and Poundland as well as branches of Santander, TSB and RBS banks

On Behalf of a Major Fund Manager

Location

Miles: 18 miles west of Edinburgh
27 miles east of Glasgow
Roads: A89, M8 (Junction 3A)
Rail: Bathgate Railway Station (26 mins to Edinburgh)
Air: Edinburgh International Airport

Situation

Bathgate is a popular town in West Lothian located on the M8 motorway linking Edinburgh and Glasgow. The town has a population of approximately 15,000 people. The town is 15 miles west of Edinburgh and 25 miles east of Glasgow. Road links are excellent and the town benefits from a rail station with a journey time of 26 minutes to Edinburgh. Nearby occupiers include Boots the Chemist, Aldi, M&Co and Poundland, as well as branches of Santander, TSB and RBS banks.

Description

The property comprises a ground floor retail unit with self-contained office accommodation on the first floor accessed via a doorway to the front.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

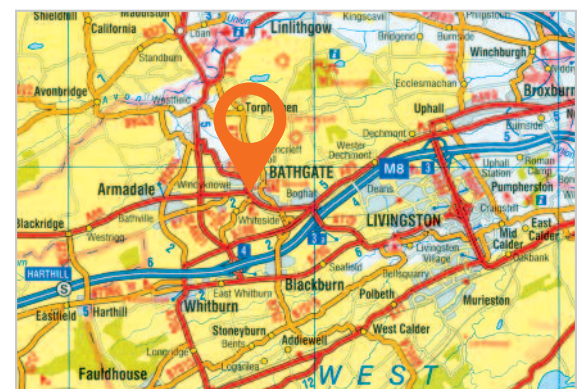
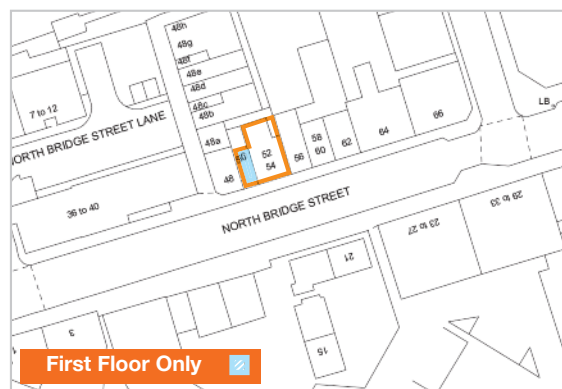
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
54	Ground	Retail	34.37 sq m	(370 sq ft)	INDIVIDUAL t/a Keltra Crafts (1)	3 years from 30/03/2016	£6,000	29/03/2019
52	First	Office	64.57 sq m	(695 sq ft)	OPEN DOOR ACCOMMODATION PROJECT (2)	3 years from 01/07/2015 (3)	£6,000	30/06/2018
Total			98.94 sq m	(1,065 sq ft)			£12,000	

- (1) Keltra Crafts is a unique and inspirational shop selling handmade gifts alongside beautiful quilting fabrics and haberdashery (Source: www.choosebathgate.com 21/04/2017).
- (2) Open Door Accommodation Project is a registered charity which has been providing emergency hostel and supported accommodation for over 30 years (Source: www.odap.org.uk 21/04/2017).
- (3) The 2017 tenant break option was not exercised.



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